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14 *Attorney for Defendant,*  
15 *SFR Investments Pool 1, LLC*

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**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
NOMURA ASSET ACCEPTANCE  
CORPORATION, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR3 AKA HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR NAAC  
2006-AR3, a national banking association,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited-liability company;  
SOUTHERN HIGHLANDS COMMUNITY  
ASSOCIATION, a Nevada non-profit  
corporation; ALESSI & KOENIG, LLC, a  
Nevada limited-liability company,

Defendants.

Case No.: 2:17-cv-01497-RFB-PAL

**SFR INVESTMENTS POOL 1, LLC'S  
DEMAND FOR SECURITY OF COSTS  
PURSUANT TO NRS 18.130(1)**

**SFR INVESTMENTS POOL 1, LLC'S DEMAND FOR SECURITY OF COSTS**  
**PURSUANT TO NRS 18.130(1)**

Defendant SFR INVESTMENTS POOL 1, LLC ("SFR") hereby demands that Plaintiff  
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET  
ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2006-AR3 AKA HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NAAC

1 2006-AR3 (“HSBC BANK” or “Bank”), an out-of-state resident, post a cost bond pursuant to  
 2 NRS 18.130(1).

3 In Nevada, if a plaintiff resides outside of Nevada or is a foreign corporation, like the  
 4 Bank, “security for the costs and charges which may be awarded against such plaintiff may be  
 5 required by defendant, by the filing and service on plaintiff of a written demand therefor within  
 6 the time limited for answering the complaint.” NRS 18.130(1). When a defendant demands a  
 7 cost bond, “all proceedings in the action shall be stayed” until plaintiff files “an undertaking,  
 8 executed by two or more persons, to be filed with the clerk, to the effect that they will pay such  
 9 costs and charges as may be awarded against the plaintiff by judgment, or in the progress of the  
 10 action” or “in lieu of such undertaking, the plaintiff may deposit \$500, lawful money, with the  
 11 clerk of the court.” *Id.* “After the lapse of 30 days from the service of notice that security is  
 12 required, or of an order for new or additional security, upon proof thereof, and that no  
 13 undertaking as required has been filed, the court or judge may order the action to be dismissed.”  
 14 NRS 18.130(4).

15 “It is the policy of the United States District Court for the District of Nevada to enforce  
 16 the requirements of NRS 18.130 in diversity actions.” *Feagins v. Trump Organization*, 2012 WL  
 17 925027 (D. Nev.)(citing *Hamar v. Hyatt Corp.*, 98 F.R.D. 305, 305-6 (D. Nev. 1983); *Arrambide*  
 18 *v. St. Mary’s Hosp., Inc.*, 647 F.Supp. 1148, 1149 (D. Nev. 1986)).

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Here HSBC BANK is not a Nevada citizen, but rather a national banking association organized under the laws of the United States, with its main office located in New York. Accordingly, SFR demands that the Bank post a \$500 cost bond within thirty (30) days and that the proceedings be stayed until such cost bond is posted. Should the Bank fail to comply with the requirements of NRS 18.130 within thirty (30) days, SFR requests this action be dismissed.

DATED this 20th day of June, 2017.

KIM GILBERT EBRON

By: /s/ Diana Cline Ebron  
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SFR Investments Pool 1, LLC*

Having reviewed and considered the matter, and defendant having advised the court that it has no objection (see ECF No. 15),

**IT IS SO ORDERED.**

Dated this 31st day of October, 2017.

Peggy A. Leen  
United States Magistrate Judge

**CERTIFICATE OF SERVICE**

I hereby certify that on the 20th day of June, 2017, pursuant to FRCP 5(b)(2)(E), I caused service of a true and correct copy of the foregoing **SFR INVESTMENTS POOL 1, LLC'S DEMAND FOR SECURITY OF COSTS PURSUANT TO NRS 18.130(1)** to be made electronically via the U.S. District Court's Case Management/Electronic Case Files (CM/ECF) system upon the following parties at the e-mail addresses listed below:

Kelly H. Dove, Esq.  
Michael Paretti, Esq.  
Snell & Wilmer LLP  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169-0965  
E-Mail: kdove@swlaw.com  
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*Attorney for Plaintiff,  
HSBC Bank USA, National Association as  
Mortgage Pass-Through Certificates, Se-  
Association as Trustee for NAAC 2006-AR3*

*/s/ Michael L. Sturm*  
MICHAEL L. STURM, an employee of  
KIM GILBERT EBON

I hereby certify that on the 20th day of June, 2017, pursuant to FRCP 5(b)(2)(C), I caused service of a true and correct copy of the foregoing **SFR INVESTMENTS POOL 1, LLC'S DEMAND FOR SECURITY OF COSTS PURSUANT TO NRS 18.130(1)** to be made via U.S. Mail, postage prepaid, upon the following parties listed below:

Alessi & Koenig, LLC  
c/o Robert A. Koenig  
9500 West Flamingo Road, Suite 101  
Las Vegas, Nevada 89147-5720  
*Registered Agent for Defendant,  
Alessi & Koenig, LLC*

Southern Highlands Community Association  
c/o Olympia Management Services, LLC  
11411 Southern Highlands Parkway, Suite 100  
Las Vegas, Nevada 89141-3265  
*Registered Agent for Defendant,  
Southern Highlands Community Association*

/s/ Sierra Stepp  
SIERRA STEPP, an employee of  
KIM GILBERT EBRON